

**CHARTER TOWNSHIP OF DELTA PLANNING COMMISSION MINUTES OF
AUGUST 26, 2013**

I CALL TO ORDER

Chairperson Schweitzer brought the meeting to order at 7:00 p.m.

II PLEDGE OF ALLEGIANCE

Chairperson Schweitzer led the Commission and others present in reciting the Pledge of Allegiance to the Flag.

III ROLL CALL

Members Present: Cascarilla, Laforet, Ruswinckel, MacLaren, Gabriel, McConnell, Mudry, and Schweitzer.

Members Absent: Lathrup

IV APPROVAL OF AGENDA

MOTION BY MACLAREN, SECONDED BY MCCONNELL, THAT THE AGENDA BE APPROVED AS PRESENTED. VOICE VOTE. CARRIED 8-0.

V APPROVAL OF MINUTES

MOTION BY MCCONNELL, SECONDED BY CASCARILLA, THAT THE MINUTES OF THE AUGUST 12, 2013 PLANNING COMMISSION MEETING BE APPROVED, AND THE SUMMARY RECORD OF PUBLIC HEARING FOR CASE NO. 7-13-15, PATRICK BELL (TIM HORTON'S), 5212 W. SAGINAW HIGHWAY, LANSING, MI 48917, SPECIAL LAND USE PERMIT REQUEST FOR A RESTAURANT DRIVE THROUGH IN THE B1, LOCAL SERVICE COMMERCIAL, ZONING DISTRICT, SECTION 11, AND THE SUMMARY RECORD OF PUBLIC HEARING FOR CASE NO. 7-13-14, MT. HOPE CHURCH (ANNA'S HOUSE), 202 S. CREYTS ROAD, LANSING, MI 48917, SPECIAL LAND USE PERMIT REQUEST TO ALLOW FOR MULTIPLE FAMILY DWELLING UNITS IN THE RC, MODERATE DENSITY RESIDENTIAL, ZONING DISTRICT, SECTION 15, BE APPROVED AS AMENDED. VOICE VOTE. CARRIED 8-0.

VI CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA

Dave Forsberg, 321 Harpers Way, said as a member of the Gettysburg Group, he wanted to thank the Commission for their efforts and diligence when they

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reviewed Mt. Hope Church's proposal known as Anna's House at their August 12th meeting. Mr. Forsberg said since that meeting, the Gettysburg Group had requested to meet with representatives of Mt. Hope Church in an attempt to resolve some of the resident's concerns before the proposal went before the Township Board. Mr. Forsberg made reference to the Commission's August 12th summary record of public hearing meeting minutes where discussion took place by the resident's consultant, Tim Johnson, regarding the driveway that would serve the development and their request that any future public or private drive be constructed at least 300 feet away from the Gettysburg Estates subdivision. Mr. Forsberg said he was aware of the fact that the design and location of the driveway was outside of the Commission's review of a special land use permit, but the residents wanted the Commission to be aware of their concerns regarding the extension of the driveway to serve future development on the church property. He indicated that the reference made in regards to a 300 foot separation between the road and Gettysburg Estates came from correspondence the residents had provided the church during their request for a PUD on the parcel.

VII CORRESPONDENCE - None

VIII OLD BUSINESS – None

IX PUBLIC HEARINGS

1. Adoption and Transmittal of the 2013-2018 Capital Improvements Program.

(Summary Record of Public Hearing is filed under a separate cover.)

X OTHER BUSINESS - None

XI PLANNING DIRECTOR COMMENTS

Community Development Director Mark Graham informed the Commission of the following items:

- The Planning Division has requested \$50,000 be budgeted next year in order to hire a consultant to review/rewrite the Zoning Ordinance which was approximately 25 years old. Staff has also recommended that the Sign Ordinance be reviewed/rewrite due to technological improvements that had occurred within the sign industry.
- There is an on-going plan to move the Engineering Division of the Community Development Department into the Building Division. Nothing has been planned at this time for the office space that would be vacated by the Engineering Division.

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- The Drain Commissioner has scheduled a citizens meeting on September 11th at the Township Hall regarding storm drain improvements for Countryside Estates, as well as a citizens meeting on September 12th regarding storm drain improvements within the Walmar subdivision.
- The Asian grocery store opened up where the former Dexter Hardware store was located.
- Norplas has submitted revised site plans that were recently approved by staff.
- Nicole Shuiling has filed an application with the Township to amend the text of the Zoning Ordinance to allow pot belly pigs similar to what the City of Midland had. Ms. Schuiling has informed staff that as of today, her pet pot belly pig has been relocated out of the Township.
- Township staff continues to provide on-going assistance to the Township Attorney with the litigation regarding the dog grooming home occupation request in the Mar Moor subdivision.
- The Elmwood Road reconstruction project has been completed.

Mr. McConnell questioned if the rewrite of the Zoning Ordinance would be similar to the adoption of the Township's new Comprehensive Plan.

Mr. Graham felt that was a good comparable and that the process of rewriting the Zoning Ordinance would be very similar.

Ms. Gabriel stated that she felt the new library pathway was wonderful, but she would like to see sidewalks installed along Maycroft.

XII PLANNING COMMISSIONER COMMENTS

Mr. Schweitzer informed the Commission that the Township Board would be holding a joint meeting with the Waverly School Board on September 30th.

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XIII ADJOURNMENT

**MOTION BY RUSWINCKEL, SECONDED BY LAFORET, THAT THE
MEETING BE ADJOURNED. VOICE VOTE. CARRIED 9-0.**

Chairperson Schweitzer adjourned the meeting at 7:42 p.m.

Respectfully Submitted,

Kim Laforet, Secretary

Minutes prepared by Anne Swink